

FILED

Oct 23 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

ASSIGNMENT OF DECLARANT RIGHTS AND POWERS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERTREE PAIRED VILLAS

THIS ASSIGNMENT OF DECLARANT RIGHTS AND POWERS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERTREE PAIRED VILLAS (this "Assignment") is made as of the 7th day of October, 2024 (the "Effective Date"), by **SUMMERTREE DEVELOPMENT, LLC**, an Indiana limited liability company ("Assignor"), assigns, conveys and grants all of Declarant Rights and powers to **PROVIDENCE SUMMERTREE, LLC**, an Indiana limited liability company ("Assignee").

WITNESSETH:

WHEREAS, Assignor, as Declarant, recorded a certain Declaration of Covenants, Conditions and Restrictions for Summertree Paired Villas on September 27, 2006, as Document No. 2006 084540, as amended by First Amendment to Declaration of Covenants, Conditions, and Restrictions for Summertree Paired Villas recorded on January 11, 2008, as Document No. 2008 002826, and as amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Summertree Paired Villas recorded on October 15, 2019, as Document No. 2019-070351 in the Office of the Recorder of Lake County, Indiana (collectively, the "Declaration"); and

WHEREAS, the Declaration provides for certain rights, powers and privileges reserved, granted or otherwise provided for herein which may be exercised by, or which benefit only, the Declarant (collectively the "Declarant Rights")

WHEREAS, the Declaration envisions that the Declarant may assign and transfer the Declarant Rights to a successor or assign.

NOW, THEREFORE, Assignor hereby assigns, transfers and conveys the Declarant Rights and all other rights and powers of Declarant under and pursuant to the Declaration to the Assignee, and the Assignee hereby accepts such assignment. Assignor retains all duties and obligations to develop Summertree Estates and perform all of the construction of the public and private infrastructure and the Common Area in Summertree Estates, and Assignor retains all developer responsibilities to any municipality and governmental entity. Finally, all obligations of Declarant incurred prior to the Effective Date shall be retained by Assignor.

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has executed this instrument on this 7th day of October, 2024, by its duly authorized officer named below.

DECLARANT:

ASSIGNEE:

SUMMERTREE DEVELOPMENT, LLC

PROVIDENCE SUMMERTREE, LLC

By: *Sharon VanDyke*
Name: Sharon VanDyke
Title: President

By: *John P. Carroll*
Name: John P. Carroll
Title: PRESIDENT / MANAGER

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

On the 7th day of October, 2024, before me, the undersigned, personally appeared Sharon VanDyke as President of **SUMMERTREE DEVELOPMENT, LLC**, personally known to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as an officer, that by his signature on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument and that such individual made such appearance before the undersigned.



SHARON F. BULTEMA
My Commission Expires
February 3, 2029
Commission Number NP0641769
Lake County Notary Public

Sharon F. Bultema
Notary Public
My Commission Expires Feb. 3, 2029

STATE OF ~~INDIANA~~ ^{ILLINOIS})
) SS.
COUNTY OF DU PAGE)

On the 7th day of OCTOBER, 2024, before me, the undersigned, personally appeared John P. Carroll as PRESIDENT / MANAGER of **PROVIDENCE SUMMERTREE, LLC**, personally known to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as an officer, that by his signature on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.



Notary Public State of Illinois
Official Seal
Cheryl Marie Dvorchak
Comm. # 973984
My Commission Expires 10/25/2027

Cheryl Marie Dvorchak
Notary Public
My Commission Expires:

Affirmation

NOT AN OFFICIAL DOCUMENT

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ Greg A. Bower

This instrument was prepared by and after recording return to:
Greg A. Bower, Koransky, Bower & Poracky, P.C.
425 Joliet Street, Suite 425, Dyer, IN 46311

Property of Lake County Recorder